

UNIQUE OPPORTUNITY ALONG PINELLAS TRAIL

701 49th Street South
Gulfport, FL 33707



FOR SALE: \$895,000

Kris Dumke | 813-541-4254

Dee Maret, CCIM | 727-641-5736

 Bridgewater
Commercial Real Estate

Property Summary

Pinellas Trail Property | 701 49th St South | Gulfport, FL



Property Summary

| | |
|---------------------|---|
| Sale Price: | \$895,000 (\$251 PSF) |
| Gross SqFt*: | 4,924 SF (Bldg 1: 3,460; Bldg 2: 1,464) |
| Total Heated SqFt*: | 3,561 SF (Bldg 1: 2,844; Bldg 2: 672) |
| Sector Type: | Flex Warehouse |
| Flood Zone: | X (estimated 39ft above sea level) |
| Roof: | Flat (2023) |
| Lot Size: | 0.31 Acres |
| Parking: | 10 spaces |
| Traffic count: | 22,000 Vehicles per day |

Zoning (Commercial General)

Permitted Uses: retail sales, office, personal service, indoor storage, restaurant, automotive sales, automotive service station, car wash, marine (repair and sales), warehouses, trade shop (including roofing, plumbing, electrical, and the like) and many more conditional uses.

Property Overview

This concrete block flex facility is located directly on the pedestrian and bike-friendly Pinellas Trail and well-traveled 49th Street (daily traffic 22,000), the major north-south artery heading into Gulfport. This two-building opportunity (plus a bonus storage shed on the trail) offers a rare combination of small-room interior layouts and a nice outdoor parking or gathering space. It's ideal for a buyer who's searching to create an easily accessible destination-style asset.

Property Advantages

- Multiple small rooms ideal for studios or vendor spaces
- Outdoor area suited for pop-up markets and fairs
- Offers strong appeal to Gulfport's arts-focused culture
- Potential for multiple income streams for savvy investors

* Per Pinellas County Public Record

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Aerial Photos

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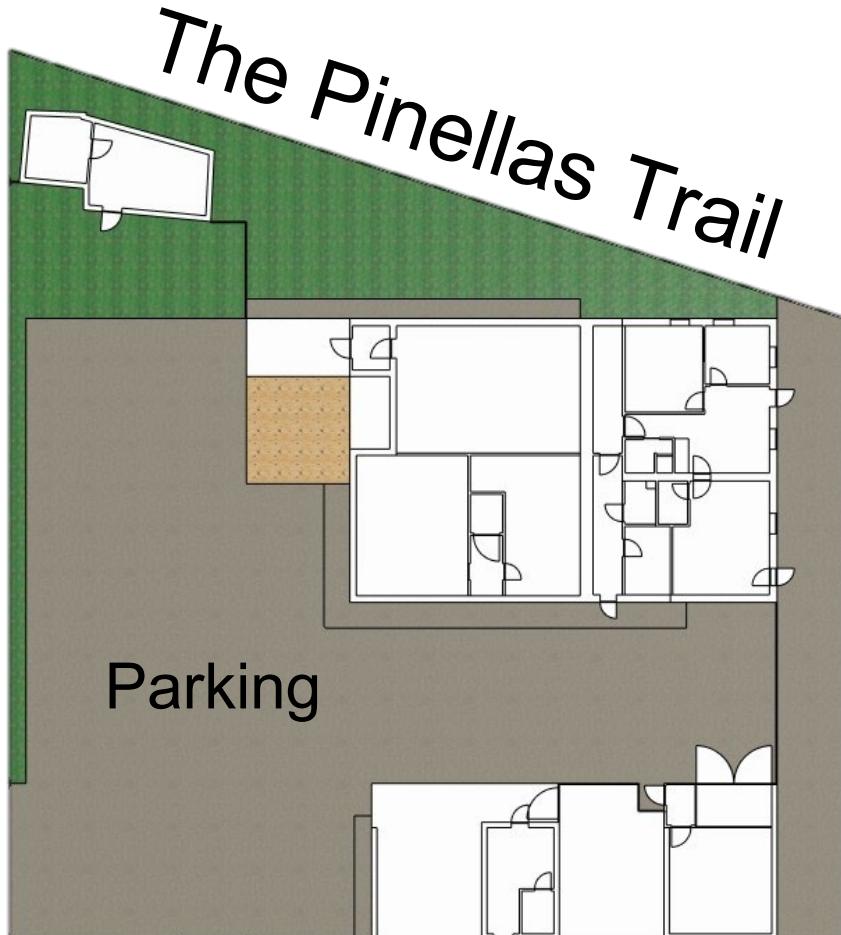
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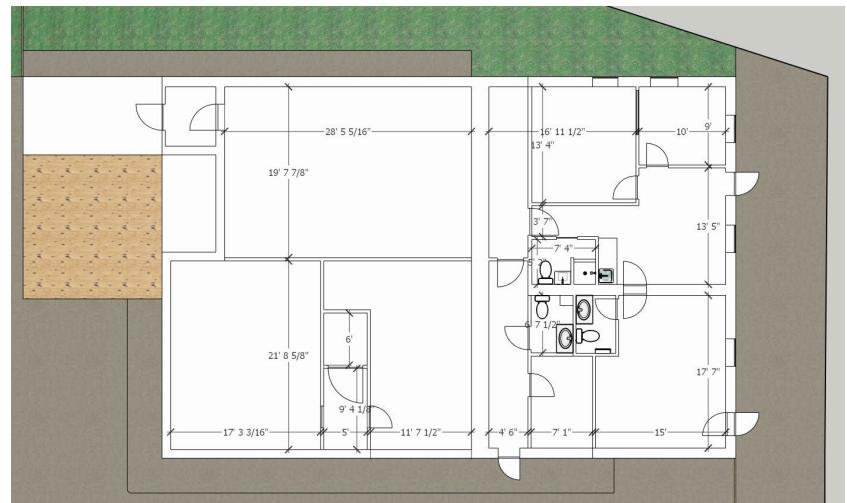
Property Layout

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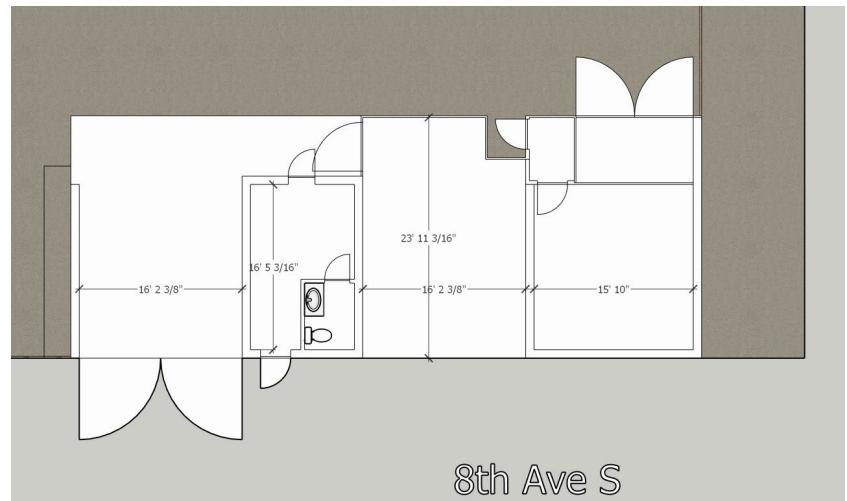


8th Ave South

49th St South



Main Building Floorplan



8th Ave S
South Building Floorplan

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Kris@BridgewaterCommercial.com

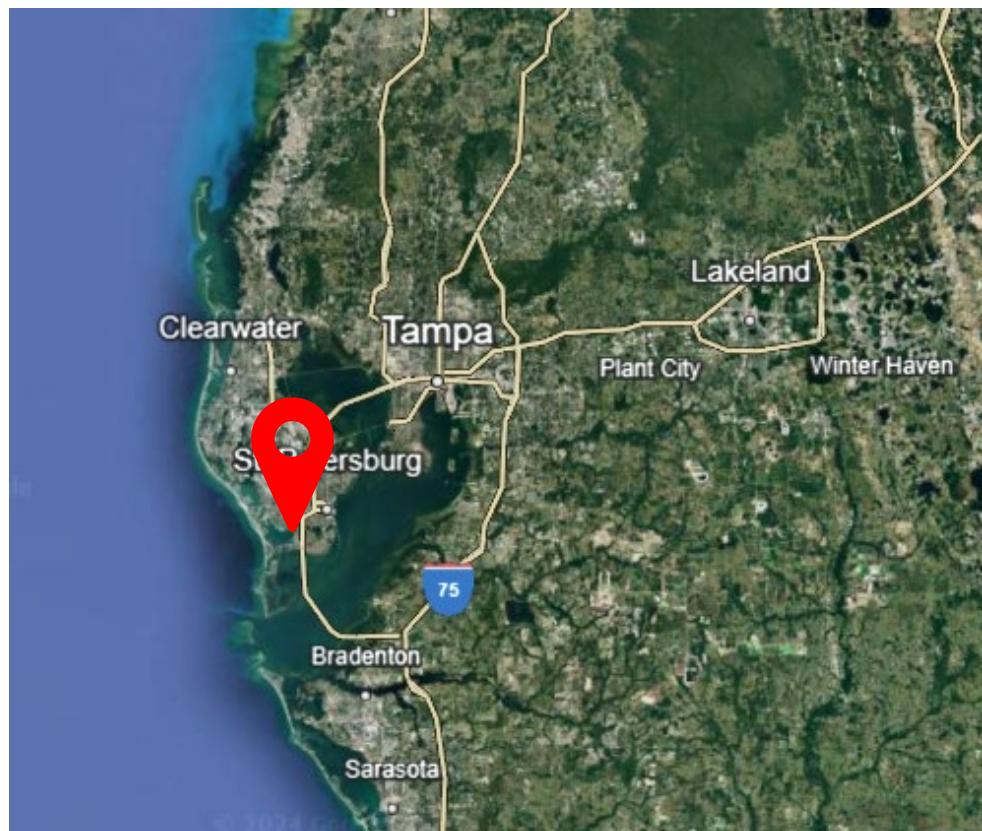
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Location Description

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Drive Times

| | |
|------------------------------|------------|
| Interstate 275: | 6 minutes |
| Downtown St. Petersburg: | 13 minutes |
| St. Pete Clearwater Airport: | 28 minutes |
| Tampa International Airport: | 32 minutes |
| Downtown Tampa: | 36 minutes |

Location Overview

701 49th St South & The Pinellas Trail in Gulfport offers a fantastic blend of nature access via the trail, Gulfport's quirky charm, and proximity to St. Pete's downtown vibrancy & Gulf Beaches, being a short ride to vibrant Gulfport Beach/St. Pete Beach for Gulf access and a quick trip for the arts, dining, and waterfront of Downtown St. Pete, all while benefiting from direct trail access for biking/walking/skating into both cities and parks. Buyers will not find a better property if they are looking for both good traffic counts and direct access to the pedestrian friendly Pinellas Trail. This location offers a true Florida lifestyle, balancing urban convenience with a small community known for its friendly, walkable, and artistic atmosphere.



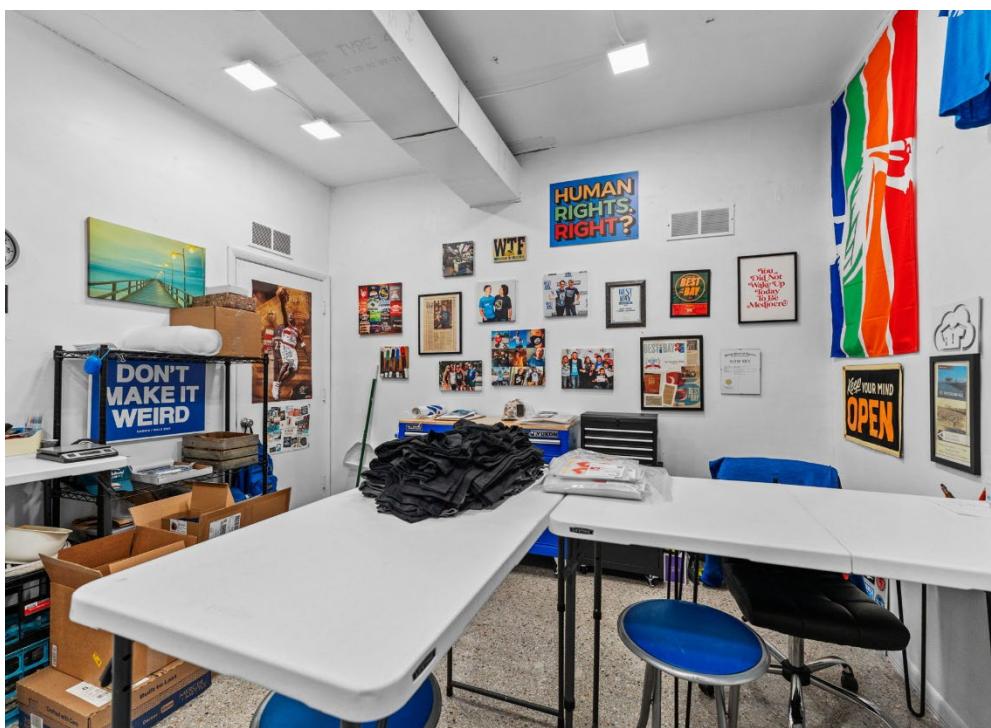
Exterior Photos

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First Floor Offices and Showroom

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Pinellas County Bike Trails

Pinellas Trail Property | 701 49th St South | Gulfport, FL



Pinellas Trail History

The Fred Marquis Trail began as a vision in 1983. Bert Valery worked alongside Brian Smith and then County Administrator Fred Marquis to help launch the trail and form the Pinellas County Metropolitan Planning Organization's Bicycle Advisory Committee. In partnership with the Pedestrian Safety Committee, the group set out to create a safe place for bicycling, strolling, and jogging, while the County simultaneously explored new uses for a 34-mile corridor of abandoned CSX railroad right-of-way.

That vision became reality in 1990 when the first 5-mile section of the Pinellas Trail opened, connecting Taylor Park in Largo to Seminole Park in Seminole. The trail quickly exceeded expectations for use. With the passage of the first Penny for Pinellas one-cent local option sales tax, plans moved forward to connect the county from north to south with a continuous trail.

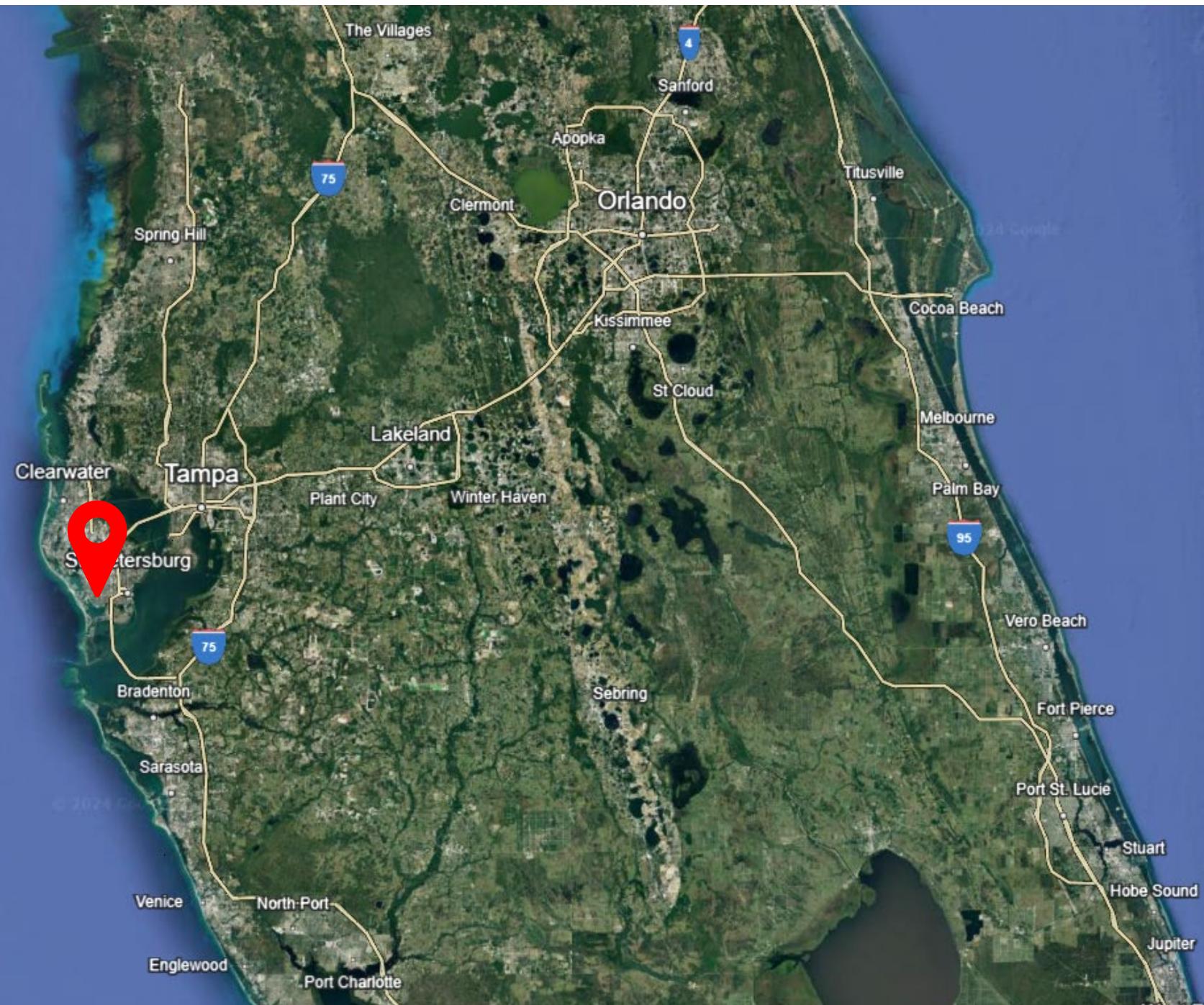
Today, an average of 160,000 people use the trail each month. The trail serves as a unique greenway linking parks, coastal areas, and residential neighborhoods, offering views of live oaks draped in Spanish moss, waterways, and abundant wildlife. Overpasses and underpasses allow users to cross major intersections safely in this highly urbanized environment.

The trail is regularly patrolled by the Pinellas County Security Task Force and county park rangers, with volunteers providing additional support. Amenities such as bike racks, refreshment stops, and a detailed Guide to the Pinellas Trail are provided by the Friends of the Pinellas Trail. Spanning 65 miles, the Pinellas Trail offers residents and visitors an easy way to enjoy the outdoors close to home, work, and everyday destinations.

Click here for more info about the trail

Regional Map

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Ideal buyer profiles, include:

- Creative & Arts collectives (art studios, galleries, set design, prop building)
- Market & Event Operators (artisan markets, weekend fairs, pop-up retail, arts festivals and special events)
- Experimental Retail & Food Concepts (Cafes, specialty markets, hybrid retail/market venues)
- Coworking & Creative Users (collaborative workshop spaces, business incubators)
- Health & Wellness Businesses (yoga studios, fitness groups etc.)
- Community & Nonprofits (groups that need space for classes, meetings and public gatherings)
- Storage facility needing multiple high-ceiling bays (commercial equipment storage & cleaning, medical & lab equipment cleaning, reusable container and crate washing)
- Auto, Motorcycle, Powersports Sales & Services (car and boat washing/detailing, fleet maintenance, tire, wheel & brake services, used car lot)
- Marine Supplies, Sales and Service (small boats, kayaks, canoes, fishing & tackle shop)
- Trade shops (roofing, plumbing, HVAC, electrical, landscaping, pressure washing, pest control contractors)
- Outdoor-oriented retailers such as bicycle, e-bike, rollerblades, kayak & paddleboard sales and services, dog washing & grooming companies)

Contacts

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Broker

813-541-4254

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Dee Maret CCIM

Broker Associate

727-641-5736

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Although the information in this marketing package is believed to be accurate, prospective buyers are responsible for independently verifying all details. Bridgewater Commercial Real Estate makes no warranties or guarantees regarding the information or the property.

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